51387-1-U

HOUSING PRODUCTION IN DELAWARE

1990 ANNUAL ISSUE

TABLE 1: STATEWIDE HOUSING PRODUCTION

STRUCTURE	1989 TOTAL	1990 1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1990 TOTAL
S-F	4,471	1,129	1,231	932	757	4,049
M-F	1,180	229	111	438	376	1,154
Total	5,651	1,358	1,342	1,370	1,133	5,203
M-H	1,404	259	286	363	371	1,279
TOTAL	7,055	1,617	1,628	1,733	1,504	6,482

1990 ANNUAL HOUSING PRODUCTION

Delaware's housing production during 1990 totalled 6,482 units, an 8% decline compared to 1989's 7,055 units. Single-family construction decreased 9% to 4,049 units, while multi-family starts totalled 1,154 units, a slight 2% drop from 1989. Mobile (manufactured) home sales decreased 9% to 1,279 units. Table 1 above summarizes the total statewide housing production by type and quarter. In 1990 note that:

- Multi-family starts decreased 2% statewide, with decreases of 27% and 7% respectively in New Castle and Sussex Counties. However, Kent County had a 359% increase in rental housing production (from 58 to 266 units) due in part to continued efforts to increase the supply of affordable housing;
- Although overall multi-family starts have been on the decline since 1988, the volume of affordable multi-family housing targeted for low-income individuals has continued to expand due to the efforts of the Delaware State Housing Authority (DSHA), the Delaware Community Investment Corporation (DCIC), the U.S Department of Housing and Urban Development (HUD) and the Farmers Home Administration (FmHA). In 1990, these organizations provided funds for the construction of 223 new multi-family units at four new housing projects: Arbor Place (45 multi-family units) in New Castle financed by DSHA's Housing Development Fund, DCIC and federal Tax Credits; Wexford Village (48 multi-family and 12 single-family units) in Laurel financed by DSHA's Housing Development Fund, federal Tax Credits and a HUD-funded Community Development Block Grant; Commerce Square Apartments (80 multi-family units) in Smyrna financed by DSHA's Housing Development Fund and federal Tax Credits; and Luther Towers (50 multi-family units) in Milton financed by DSHA's Housing Development Fund and HUD. FmHA also provided 60 single-family construction loans: 13 in Kent County and 47 in Sussex County. There were no FmHA loans provided in New Castle County in 1990.
- Single-family housing construction decreased 13%, 6% and 3% respectively in New Castle, Kent and Sussex Counties;
- Mobile (manufactured) homes titled dropped 23% and 16% respectively in Kent and Sussex Counties, but increased 23% in New Castle County;
- Housing units undergoing substantial rehabilitation (e.g. building an addition, installing indoor plumbing, renovating a fire-damaged unit, etc.) rose 44% to 3,573 units statewide, with New Castle County increasing 40% to 2,779 units, Kent County 94% to 370 units and Sussex County 41% to 424 units over 1989. DSHA's Housing Rehabilitation Loan Program and the federally-funded Community Development Block Grant program contributed significantly to these numbers. Average cost per unit was $29,786, down 1% from last year;
- Demolitions decreased 18% to 273, with New Castle County showing 131 units, Kent County 107 and Sussex County 35.

Details are available in the tables and graphs on the following pages. For additional 1990 data, contact DSHA at (302) 739-4263.

HOUSING PRODUCTION IN DELAWARE (Doc. #10-03-91-02-01) is a publication of the Delaware State Housing Authority. The report is designed to profile, on an annual basis, housing activity in Delaware. Data included are: number of new housing units authorized by building permit, number of mobile (manufactured) homes placed, rehabilitated housing units and residential demolitions. Send all letters and changes of address to: Delaware State Housing Authority, Planning and Community Development Section, 18 The Green, P.O. Box 1401, Dover, DE 19903, ATTN: Judy Martin. The cooperation of local building permit offices in supplying data for this report is gratefully acknowledged. Printed in the USA.

NEW CASTLE COUNTY

TABLE 2: ON-SITE PERMITS ISSUED AND MOBILE (MANUFACTURED) HOME SALES

LOCATION	STRUCTURE	1989 TOTAL	1990 1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1990 TOTAL
Bellefonte	S-F	3	3	0	0	0	3
	M-F	0	0	0	0	0	0
Elsmere	S-F	2	0	0	0	0	0
	M-F	0	0	0	0	0	0
New Castle	S-F	6	0	8	5	2	15
	M-F	0	0	0	0	0	0
Newark	S-F	79	22	25	26	8	81
	M-F	80	0	0	216	0	216
Newport	S-F	0	0	0	0	0	0
	M-F	0	0	0	0	0	0
Odessa	S-F	0	0	0	0	0	0
	M-F	0	0	0	0	0	0
Wilmington	S-F	138	34	51	13	51	149
	M-F	18	2	0	0	0	2
Unincorporated Areas	S-F	2,523	618	674	484	367	2,143
	M-F	673	77	10	120	136	343
New Castle Co. Total On-Site Activity	S-F	2,751	677	758	528	428	2,391
	M-F	771	79	10	336	136	561
		3,522	756	768	864	564	2,952
County Mobile (Manufactured) Home Sales		315	91	96	99	102	388
TOTAL COUNTY PRODUCTION		3,837	847	864	963	666	3,340

KENT COUNTY

TABLE 3: ON-SITE PERMITS ISSUED AND MOBILE (MANUFACTURED) HOME SALES

LOCATION	STRUCTURE	1989 TOTAL	1990 1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1990 TOTAL
Camden	S-F	3	1	2	1	3	7
	M-F	4	0	0	0	0	0
Dover	S-F	164	41	31	24	19	115
	M-F	54	114	34	28	8	184
Harrington	S-F	11	3	0	1	3	7
	M-F	0	0	0	0	0	0
Milford (K)	S-F	3	0	0	0	3	3
	M-F	0	0	2	0	0	2
Smyrna	S-F	9	2	3	3	0	8
	M-F	0	0	0	0	80	80
Unincorporated Areas	S-F	422	101	150	113	71	435
	M-F	0	0	0	0	0	0
Kent County Total On-Site Activity	S-F	612	148	186	142	99	575
	M-F	58	114	36	28	88	266
	Total	670	262	222	170	187	841
County Mobile (Manufactured) Home Sales		389	53	72	80	95	300
TOTAL COUNTY PRODUCTION		1,059	315	294	250	282	1,141

SUSSEX COUNTY

...E PERMITS ISSUED AND MOBILE (MANUFACTURED) HOME SALES

LOCATION	STRUCTURE	1989 TOTAL	1990 1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1990 TOTAL
Bethany	S-F	42	10	4	2	4	20
	M-F	24	0	4	4	2	10
Bethel	S-F	0	0	0	0	0	0
	M-F	0	0	0	0	0	0
Blades	S-F	5	0	1	4	1	6
	M-F	0	0	0	0	0	0
Bridgeville	S-F	2	0	0	0	1	1
	M-F	50	0	0	0	0	0
Dagsboro	S-F	1	0	0	0	0	0
	M-F	0	0	0	0	0	0
Delmar	S-F	2	1	1	0	0	2
	M-F	0	0	0	0	0	0
Dewey Beach	S-F	0	0	0	0	0	0
	M-F	14	0	0	0	0	0
Fenwick Island	S-F	0	0	1	0	0	1
	M-F	0	0	0	0	0	0
Georgetown	S-F	2	1	4	2	2	9
	M-F	50	0	0	0	6	6
Greenwood	S-F	1	0	0	0	0	0
	M-F	0	0	0	0	0	0
Henlopen Acres	S-F	0	0	0	0	0	0
	M-F	0	0	0	0	0	0
Laurel	S-F	3	1	2	3	12	18
	M-F	36	0	0	0	48	48
Lewes	S-F	24	7	7	8	9	31
	M-F	7	0	0	0	8	8
Milford (S)	S-F	1	0	2	3	1	6
	M-F	0	0	0	0	0	0
Millsboro	S-F	17	2	41	3	6	52
	M-F	0	10	0	0	0	10
Milton	S-F	45	5	13	0	0	18
	M-F	0	0	0	0	50	50
Ocean View	S-F	33	5	13	13	18	49
	M-F	0	0	0	0	0	0
Rehoboth	S-F	8	5	1	4	3	13
	M-F	0	2	5	0	0	7
Seaford	S-F	14	3	2	2	1	8
	M-F	64	4	0	44	2	50
Selbyville	S-F	7	9	2	1	3	15
	M-F	0	0	0	0	0	0
Slaughter Beach	S-F	1	1	1	0	0	2
	M-F	0	0	0	0	0	0
South Bethany	S-F	48	5	11	6	5	27
	M-F	0	0	0	0	0	0
Unincorporated Areas	S-F	852	249	181	211	164	805
	M-F	106	20	56	26	36	138
Sussex County Total On-Site Activity	S-F	1,108	304	287	262	230	1,083
	M-F	351	36	65	74	152	327
	Total	1,459	340	352	336	382	1,410
County Mobile (Manufactured) Home Sales		700	115	118	184	174	591
TOTAL COUNTY PRODUCTION		2,159	455	470	520	556	2,001

TABLE 5: REHABILITATED HOUSING (UNITS AND COST IN THOUSANDS)

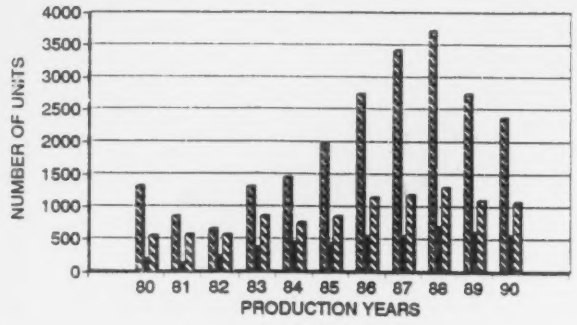
LOCATION	1989		1990	
	UNITS	COST	UNITS	COST
NEW CASTLE				
Bellefonte	1	24	0	0
Elsmere	8	103	4	75
New Castle	11	273	18	395
Newark	25	539	39	821
Newport	7	79	2	13
Odessa	0	0	0	0
Wilmington	305	11,088	940	12,221
Unincorporated Areas	1,627	53,734	1,776	78,067
COUNTY TOTAL	1,984	65,840	2,779	91,592
KENT				
Camden	1	8	0	0
Dover	41	558	226	3,498
Harrington	5	112	6	82
Milford (K)	10	66	7	130
Smyrna	0	0	0	0
Unincorporated Areas	134	2,168	131	2,552
COUNTY TOTAL	191	2,912	370	6,262
SUSSEX				
Bethany	8	304	9	317
Bethel	1	8	5	25
Blades	1	5	0	0
Bridgeville	0	0	0	0
Dagsboro	1	12	4	20
Delmar	4	47	5	68
Dewey Beach	0	0	0	0
Fenwick Island	0	0	0	0
Georgetown	5	185	1	14
Greenwood	0	0	0	0
Henlopen Acres	0	0	0	0
Laurel	3	20	1	10
Lewes	22	569	23	699
Milford (S)	9	77	21	478
Millsboro	3	40	8	45
Milton	15	154	22	292
Ocean View	2	60	0	0
Rehoboth	20	669	30	835
Seaford	13	235	19	167
Selbyville	2	26	2	25
Slaughter Beach	7	110	3	89
South Bethany	2	50	2	111
Unincorporated Areas	182	3,062	269	5,375
COUNTY TOTAL	300	5,633	424	8,570
STATEWIDE	2,475	74,385	3,573	106,424

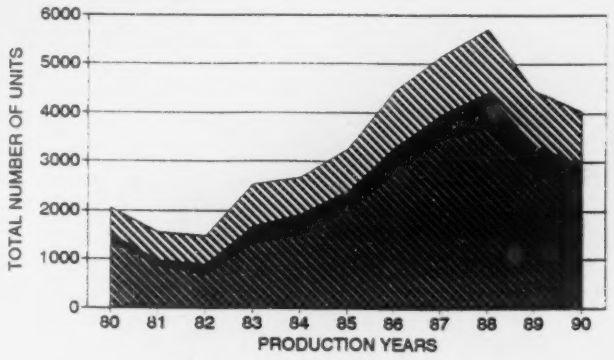
TABLE 6: RESIDENTIAL UNITS DEMOLISHED

LOCATION	NUMBER OF UNITS DEMOLISHED 1989	1990
NEW CASTLE		
Bellefonte	0	0
Elsmere	0	0
New Castle	3	0
Newark	2	7
Newport	0	0
Odessa	0	0
Wilmington	109	24
Unincorporated Areas	65	100
COUNTY TOTAL	179	131
KENT		
Camden	8	1
Dover	0	0
Harrington	1	3
Milford (K)	2	0
Smyrna	5	4
Unincorporated Areas	109	99
COUNTY TOTAL	125	107
SUSSEX		
Bethany	2	4
Bethel	0	0
Blades	0	0
Bridgeville	0	0
Dagsboro	0	0
Delmar	2	0
Dewey Beach	0	0
Fenwick Island	0	0
Georgetown	3	6
Greenwood	0	0
Henlopen Acres	0	0
Laurel	1	0
Lewes	1	2
Milford (S)	5	0
Millsboro	0	0
Milton	0	7
Ocean View	2	0
Rehoboth	5	1
Seaford	7	15
Selbyville	0	0
Slaughter Beach	0	0
South Bethany	0	0
Unincorporated Areas	0	0
COUNTY TOTAL	28	35
STATEWIDE TOTAL	332	273

SINGLE FAMILY UNITS

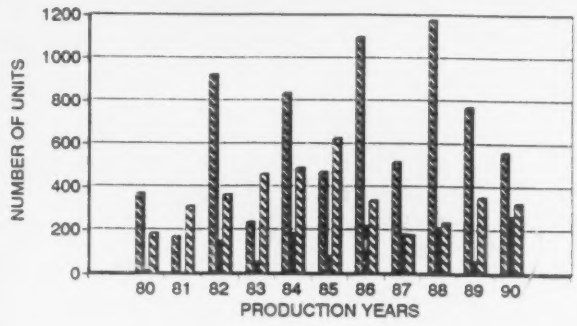
1980 thru 1990

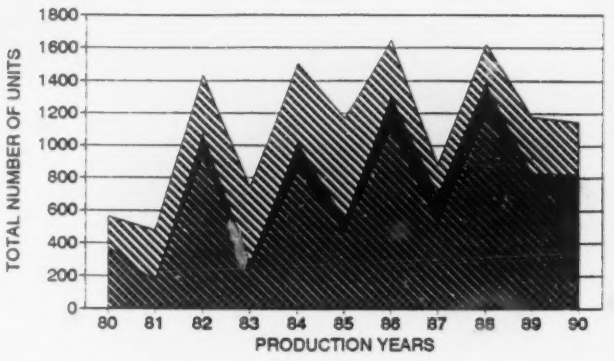




MULTI-FAMILY UNITS

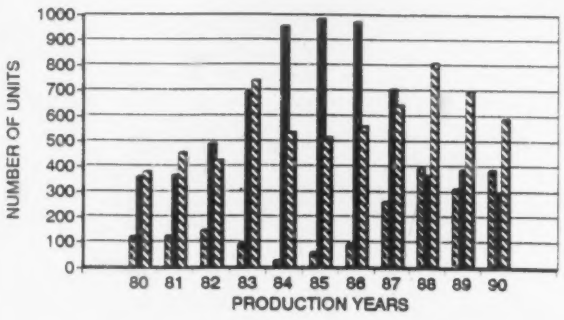
1980 thru 1990

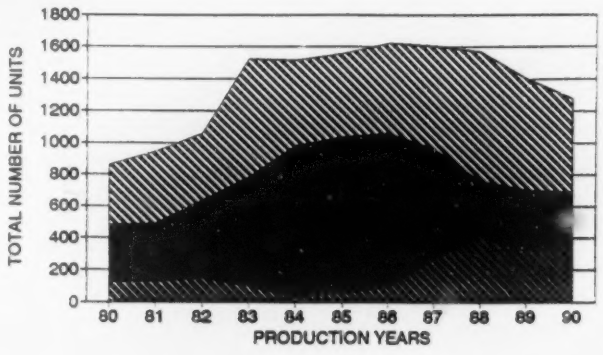




MOBILE HOME SALES

1980 thru 1990





NEW CASTLE KENT SUSSEX

DEFINITIONS

Housing Unit - a room or group of rooms intended for occupancy as separate year-round living quarters by one or more persons, and includes permanent provisions for living, sleeping, eating, cooking, and sanitation.

Single-Family Unit - one-family free-standing home, condominium, townhouse or row house intended to be sold.

Multi-Family Unit - a unit in a building occupied by more than one family all sharing a common area of land (e.g. apartments and townhouses intended to be rented.)

Substantial Rehabilitation - additions and alterations containing 3 of the following 4 elements constitute substantial rehabilitation: electrical, heating, plumbing or structural work.

On-site Construction - housing built at the site it will occupy once completed. For the purposes of this report, modular housing is included in this definition. Mobile (manufactured) homes are not on-site construction.

Abbreviations Key
S-F - single-family
M-F - multi-family
M-H - mobile (manufactured) home.

HOUSING PRODUCTION VOLUME

	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990
SINGLE FAMILY											
NCC	1,328	857	664	1,318	1,466	1,976	2,750	3,429	3,729	2,751	2,391
KENT	198	133	244	375	456	430	550	553	696	612	575
SUSSEX	552	573	577	856	758	854	1,153	1,186	1,298	1,108	1,083
STATE	2,078	1,563	1,485	2,549	2,680	3,260	4,453	5,168	5,723	4,471	4,049
MULTI-FAMILY											
NCC	368	170	921	235	836	468	1,096	516	1,176	771	561
KENT	11	0	146	51	185	80	221	183	210	58	266
SUSSEX	186	310	366	459	489	627	335	176	235	351	327
STATE	565	480	1,433	745	1,510	1,175	1,652	875	1,621	1,180	1,154
MOBILE (MANUFACTURED) HOME SALES											
NCC	122	125	146	92	27	59	92	261	397	315	388
KENT	360	367	491	695	956	984	971	706	365	389	300
SUSSEX	380	454	424	738	536	515	558	642	810	700	591
STATE	862	946	1,061	1,525	1,519	1,558	1,621	1,609	1,572	1,404	1,279
TOTAL PRODUCTION											
NCC	1,818	1,152	1,731	1,645	2,329	2,503	3,938	4,206	5,302	3,837	3,340
KENT	569	500	881	1,121	1,597	1,494	1,742	1,442	1,271	1,059	1,141
SUSSEX	1,118	1,337	1,367	2,053	1,783	1,996	2,046	2,004	2,343	2,159	2,001
STATE	3,505	2,989	3,979	4,819	5,709	5,993	7,726	7,652	8,916	7,055	6,482